



# Enterprise Town Advisory Board MINUTES

Date & Time: May 11, 2016, 6:00 p.m.  
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair  
David Chestnut Laura Ring Rocky Brandonisio

Secretary: Edie Krieger

County Officials:  
County Liaison: Tiffany Hesser  
Current Planning Staff: Bob Klein

.....  
All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

.....  
**CALL TO ORDER:** The meeting was called to order by the Chair

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by the Chair

**ROLL CALL:** By Chair:

**INTRODUCTION OF COUNTY STAFF:** Noted above

**PROCEDURES & CONDUCT:**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

**PUBLIC COMMENTS:**

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

**REGULAR BUSINESS:**

1. Approve the Minutes for the meeting held on April 27, 2016. Requires a vote of the Board.

**Motion by: Frank Kapriva**

**Approve as submitted**

**Motion passed: 5-0**



# Enterprise Town Advisory Board MINUTES

2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning items are companion items and will be heard together respectively:

6. TM-0053-16 – D.R. HORTON

8. WS-0253-16 – D.R. HORTON

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The TAB has received requests to hold the following item(s) to date(s) noted:

10. TM-0042-16 – U.S.A.: 6-1-16

11. WS-0213-16 – U.S.A.: 6-1-16

**Motion by: Frank Kapriva**

**Approve as published with changes noted above:**

**Motion passed: 5-0**

## ANNOUNCEMENTS

Neighborhood meeting: May 16, 2016, 6:00 pm., Windmill Library: Proposed zone change to C-2 for a shopping center at Blue Diamond and Lindell

## ZONING AGENDA:

### 1. DR-0229-16 – D.R. HORTON, INC.:

**DESIGN REVIEW** for a proposed recreational area (community pool and amenities) in conjunction with a partially developed single family residential development on a 0.2 acre portion of 40.0 acres in an R-2 (Medium Density Residential) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard and Starr Avenue within Enterprise. SS/rk/ml (For possible action)  
**06/07/16 PC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions**

**Motion passed 5-0**

### 2. SC-0235-16 – UNITED BROTHERHOOD OF CARPENTERS, ET AL:

**STREET NAME AND NUMBER CHANGE** for the following: 1) to rename Pamalyn Avenue east of Gilespe Street to Carpenters Union Way; and 2) have a non-standard address of 101 Carpenters Union Way in conjunction with an existing training center on 14.3 acres in a M-1 (Light Manufacturing) (AE-60) (AE-65) Zone. Generally located on the east side of Gilespe Street and on Pamalyn Avenue within Enterprise. SS/bk/ml (For possible action) **06/07/16 PC**

**Motion by Dave Chestnut**

**APPROVE per staff "if approved" conditions and,**

**Request #2 withdrawn by applicant;**

**Motion passed 5-0**

#### BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair

SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY

DON BURNETTE, County Manager



# Enterprise Town Advisory Board

## MINUTES

3. **VS-0237-16 – JONES 215, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Pama Lane located between Torrey Pines Drive and Jones Boulevard and a portion of right-of-way being Mann Street located between Roy Horn Way and Maule Avenue within Enterprise (description on file). SS/co/ml (For possible action) **06/07/16 PC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions**

**Motion passed 5-0**

4. **UC-0111-89 (WC-0047-16) – ENSWORTH & FORD I SERIES OF THE AFL, LLC:**

**WAIVER OF CONDITIONS:** of a use permit for an off-premise sign requiring applicant to have the sign removed if property otherwise develops. Generally located on the east side of I-15 and 300 feet south of Ford Avenue within Enterprise. SS/jvm/ml (For possible action) **06/07/16 PC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 4-1 (Chestnut nay)**

5. **WS-0225-16 – WILLIAMS, TRISTAN E & DUONG, LAUREN N:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative screening (decorative block wall) in the front yard; and 2) reduced setback from a right-of-way in conjunction with an existing single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Gilesbie Street, 800 feet north of Erie Avenue (alignment) within Enterprise. SS/pb/ml (For possible action) **06/07/16 PC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 5-0**

6. **TM-0053-16 – D.R. HORTON, INC:**

**TENTATIVE MAP** consisting of 29 single family residential lots on 17.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Meranto Avenue and the east and west sides of Montessori Street within Enterprise. SB/rk/ml (For possible action) **06/08/16 BCC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions**

**Motion passed 5-0**

**BOARD OF COUNTY COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair

SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board

## MINUTES

7. **UC-0254-16 – ADF-BUFFALO, LLC:**  
**USE PERMITS** for the following: **1)** reduce the separation of a convenience store from a residential use; **2)** reduce the setback of a gasoline station from a residential use; and **3)** reduce the setback of a vehicle wash facility (automobile) from a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle wash facility on a portion of 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Buffalo Drive and Warm Springs Road within Enterprise. SS/gc/ml (For possible action) **06/08/16 BCC**

**Motion by Frank Kapriva**

**HOLD to June 1, 2016 TAB meeting per request of the applicant for staff to provide analysis on revisions.**

**Motion passed 5-0**

8. **WS-0253-16 – D.R. HORTON, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce front setback.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increase the finish grade on 17.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Meranto Avenue and the east and west sides of Montessori Street within Enterprise. SB/rk/ml (For possible action) **06/08/16 BCC**

**Motion by Dave Chestnut**

**WAIVER OF DEVELOPMENT STANDARDS**  
**DESIGN REVIEW**

**DENY for lots 5, 6, 7, 14, 15, 16 only**  
**APPROVE**

**ADD a Current Planning condition:**

- **Homes be restricted to one story only**

**Motion passed 5-0**

9. **WS-0255-16 – FINDLAY FAMILY PROPERTIES LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive trash enclosure requirements; **2)** waive landscaping requirements; **3)** increase wall height; **4)** permit a large parking area where parking areas shall be designed as a series of smaller connected parking courts; **5)** waive requirements for cross access and shared parking easements; **6)** waive requirements for enhanced paving; **7)** permit tandem parking spaces where not permitted; and **8)** permit an alternative parking layout.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-2006-03) for the following: **1)** right-of-way dedication to include 30 feet for Mann Street, and 40 feet for Badura Avenue; and **2)** drainage and traffic studies and compliance.  
**DESIGN REVIEW** for a parking lot including parallel parking spaces on 5.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located between Maule Avenue (alignment) and Badura Avenue (alignment) 300 feet east of Torrey Pines Drive (alignment) within Enterprise. SS/al/ml (For possible action) **06/08/16 BCC**

#### BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board MINUTES

Motion by Dave Chestnut

WAIVER OF DEVELOPMENT STANDARDS #1, 2, 3, 4, 5, 7, 8      APPROVE

WAIVER OF DEVELOPMENT STANDARDS #6      DENY

WAIVER OF CONDITIONS #1

APPROVE Waiver of right-of-way dedication for 30 feet for Mann Street

Applicant WITHDRAWS Waiver of right-of-way dedication for 40 feet for Badura Avenue

WAIVER OF CONDITIONS #2

Applicant WITHDRAWS Waiver request for drainage

APPROVE Waiver for traffic studies and compliance

DESIGN REVIEW      APPROVE

ADD Current Planning conditions:

- Design Review as a Public Hearing for lighting and signage;
- West property line to have decorative wall or fence (not chain-link);

Motion passed 5-0

10. **TM-0042-16 – U.S.A.:**

**TENTATIVE MAP** consisting of 52 single family residential lots and common lots on a 32.5 acre portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action) **05/18/16 BCC**

**PREVIOUS ACTION**

Enterprise TAB April 27, 2016: HELD to the May 11, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

**HELD to June 1, 2016 TAB meeting per prior request of the applicant.**

11. **WS-0213-16 – U.S.A.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; and **2)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along a collector street (Tenaya Way) and an arterial street (Gomer Road).

**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** increase the finish grade on a 32.5 acre portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action) **05/18/16 BCC**

**PREVIOUS ACTION**

Enterprise TAB April 27, 2016: HELD to the May 11, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

**HELD to June 1, 2016 TAB meeting per prior request of the applicant.**

**BOARD OF COUNTY COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board MINUTES

12. **DR-0208-16 – BCP-10410 S DECATUR, LLC:**

**DESIGN REVIEW** for a proposed vehicle maintenance building (smog check) within an existing shopping center on a portion of 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the south side of Rush Avenue within Enterprise. SB/jt/ml (For possible action)  
**05/18/16 BCC**

**PREVIOUS ACTION**

Enterprise TAB April 27, 2016: Applicant did not appear nor advise the TAB of intentions. HELD to the May 11, 2016 TAB meeting.

**Motion by Dave Chestnut**

**APPROVE per staff conditions**

**Motion passed 5-0**

**GENERAL BUSINESS:**

NONE

**PUBLIC COMMENTS:**

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

Cheryl Wilson questioned whether signage is as necessary now as it has been in the past, given technology most people use when seeking directions (i.e. mobile apps, GPS systems, electronic mapping, etc.) She feels it may be time to review existing sign standards.

Dave Chestnut questioned whether freestanding signs are appropriate on smaller commercial developments.

Chairman Frank Kapriva requested a discussion item regarding signage on the 06-01-16 ETAB agenda.

**NEXT MEETING DATE:** June 1, 2016, 6:00 p.m.

**ADJOURNMENT:**

**Motion by Cheryl Wilson**

**Adjourn 7:40 pm**

**Motion passed 5-0**

**BOARD OF COUNTY COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager